



March 05, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: Meeting went into Recess

Meeting Reconvened

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Present	Rennie Heath, Vice Chair David Dalton, Linda Schultz, Mike Schmidt, Chair Robert Beltran, Adam Bass, and Secretary Merle Bishop
Excused	Mike Hickman, Kevin Updike, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

Meeting Minutes 2-5-2025

Approved Minutes

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

Minutes: Chair Beltran announced that LDCPAS-2024-29 which was on the agenda had been continued to the April 2, 2025 Planning Commission meeting.

Explanation of General Procedures

Minutes: Provided by Attorney Howard.

Explanation of Quasi-Judicial Proceedings

Minutes: Provided by Attorney Howard.

Voir Dire of Expert Witnesses

Minutes: Administered by Attorney Howard.

Staff Resumes

Staff Resumes and Staff confirmed to be professionals in their field.

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Rennie Heath
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

Agenda Item

New Business

1. LDWA-2024-61 (Maguire Waiver)

Minutes: Robert Bolton, Land Development Planner, provided a PowerPoint presentation for this case. Merle Bishop asked for clarification regarding the easement related to this waiver. Bernard Maguire, applicant, agreed with staff's recommendation. The floor was opened for public comment by Chair Beltran. Rita Reik spoke in opposition stating concerns for wildlife and impact on personal property. Steve Lowery spoke in opposition concerned with any subdivisions that could potentially be established on the property if the waiver is approved. Diane Starling spoke in opposition stating concerns with overdevelopment if this waiver is approved. Chair Beltran closed the floor for public comment. The applicant, Bernard Maguire, provided a rebuttal. Merle Bishop asked of the applicant if he was intending to build just one home if the waiver was approved. Robert Bolton explained that there were already two homes on the property and this would allow the applicant to build two more homes on the property. There was more discussion about other properties and another easement.

1. LDWA-2024-61 (Maguire Waiver)

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Merle Bishop

AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

2. LDWA-2024-60 (Pitt Road Waiver)

Minutes: Aleya Inglima, Land Development Staff, provided a PowerPoint presentation with a recommendation of approval. Chair Beltran opened the floor for public comment. Jackie Radford asked what the applicant's intentions are for the property. The Chair closed the floor for public hearing. Richard Saunders, applicant, provided a rebuttal stating he was intending to do a one-time split of the property because most of the property was wetland.

2. LDWA-2024-60 (Pitt Road Waiver)

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

3. LDCU-2024-40 (Martinez MH)

Minutes: Kyle Rogus, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. Rennie Heath made a motion to expedite the case, Adam Bass seconded the motion, and the motion to expedite was approved unanimously. Chair Beltran opened the floor for public comment, there was none, the floor was closed for public comment.

3. LDCU-2024-40 (Martinez MH)

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

4. LDCU-2024-37 (Posner Reserve)

Minutes: Kyle Rogus, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. David Dalton verified with staff that this application was already approved for a planned development in 2021 and this application is to receive approval for short-term rentals and a site plan. The applicant was not in attendance. Chair Beltran opened the floor for public comment, but there was none. The floor was closed for public comment. Chair Beltran confirmed with the County Attorney the vote could proceed if no opposition was in attendance.

4. LDCU-2024-37 (Posner Reserve)

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop

Excused:	Hickman, Updike, and Agnini
-----------------	-----------------------------

5. LDCT-2024-28 (I-4 SAP Revision)

Minutes: Ian Nance, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. There was conversation regarding the end result of this text amendment. Chair Beltran opened the floor for public comment. Tim Campbell spoke in support of the text amendment. Chair Beltran closed the floor for public comment.

5. LDCT-2024-28 (I-4 SAP Revision)

RESULT:	APPROVED
MOVER:	Merle Bishop
SECONDER:	Rennie Heath
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Excused:	Hickman, Updike, and Agnini

6. LDCPAL-2024-17 (Stuart Property Thornhill Road)

Minutes: Mark Bennett, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. David Dalton asked for clarification of staff related to the wetland boundary which was confirmed by staff. Adam Bass stated that existing uses did not appear compatible and asked for clarification from the staff. Staff explained that there are environmental constraints that will hamper complete development of the property, it is compatible with the Comprehensive Plan, and will allow for more housing types. Staff explained this was designated for urbanization. The applicant, Bart Allen of Peterson & Allen Law Firm, agrees with staff's recommendation and spoke regarding the case. A discussion occurred regarding wetland impacts, transportation access to the property, and the existence of wildlife on the property. Chair Beltran opened the floor for public comment. Dewy Kramer spoke in opposition stating concerns with the wetlands and flooding. Michael Harrison spoke in opposition stating concerns with flooding. Jarrod Crick spoke in opposition stating concern about access limitations which directly affects his property and property line. Chair Beltran closed the public portion of the hearing. Bart Allen provided a rebuttal to the public's comments.

6. LDCPAL-2024-17 (Stuart Property Thornhill Road) forwarded to the Board of County Commissioner for a Transmittal Hearing on May 6, 2025, and an Adoption Hearing on July 1, 2025.

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Linda Schultz
AYE:	Heath, Dalton, Schultz, Beltran, and Bishop
NAY:	Schmidt, and Bass

7. LDCPAL-2024-14 (Poinciana Subdivision)

Minutes: Mark Bennett, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. The applicant, Bart Allen, agrees with staff's

recommendation and spoke regarding the case. The Commission members asked questions of the applicant regarding the surrounding property and electric service. Chair Beltran opened the floor for comments. No one from the public came forward. The Chair closed the floor for comments.

7. LDCPAL-2024-14 (Poinciana Subdivision) - Forwarded to the Board of County Commissioners for Transmittal Hearing on May 6, 2025, and July 1, 2025 for an Adoption Hearing.

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Rennie Heath
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop

8. LDCPAS-2024-34 (Orchid Springs CPA)

Minutes: JP Sims, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. The applicant, John Bannon of Wood and Associates, agrees with staff's recommendation and spoke regarding the case. Chair Beltran opened the floor for public comment. No public comments were received. Chair Beltran closed the floor for public comment.

8. LDCPAS-2024-34 (Orchid Springs CPA) - Forwarded to the Board of County Commissioners on April 1, 2025

RESULT:	APPROVED
MOVER:	Merle Bishop
SECONDER:	David Dalton
AYE:	Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop
Abstain:	Heath

9. LDPD-2024-21 (Tyner Road RRD)

Minutes: Aleya Inglima, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. Rennie Heath made a motion to expedite, seconded by Merle Bishop, and approved unanimously. Chair Beltran opened the floor for public comments but none was received. Chair Bletran then closed the floor for public comment.

9. LDPD-2024-21 (Tyner Road RRD)

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop

10. LDPD-2024-20 (Ariana Street PD)

Minutes: Ian Nance, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. Merle Bishop confirmed with staff if the Lakeland Utilities have been involved with this project. Bart Allen, applicant, agrees with staff's recommendation, spoke regarding the case, and introduced his staff as an expert in

their field. A motion to accept the applicant's staff as an expert was made by Merle Bishop, seconded by Rennie Heath, and approved unanimously. Chair Beltran opened the floor for public comment. There was none. The Chair closed the floor for public comment.

10. LDPD-2024-20 (Ariana Street PD)

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Beltran, Bass, and Bishop
NAY:	Schmidt

11. LDCT-2025-2 (INST-2 Text Amendment)

Minutes: Kyle Rogus, Land Development staff, provided a PowerPoint presentation with a recommendation of approval. Rennie Heath made a motion to expedite, seconded by Merle Bishop, and approved unanimously. Chair Beltran opened the floor for public comment, there was none, and the floor was closed for public comment.

11. LDCT-2025-2 (INST-2 Text Amendment)

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Merle Bishop
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop

Comprehensive Plan update

Minutes: Chanda Bennett provided an update about the Comprehensive Plan update.

Adjournment

Minutes: Meeting was adjourned at 11:41 a.m.

Adjournment

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	David Dalton
AYE:	Heath, Dalton, Schultz, Schmidt, Beltran, Bass, and Bishop